

September 27, 2015

Via Email

Attention: Peter Eichar
County of San Diego
Planning & Development Services
5510 Overland Avenue, Suite 110
San Diego, California 92123

Re: PDS2015-GPA-15-002, PDS2015-SP-15-002, PDS2015-REZ-15-003, PDS2015-TM-5600, PDS2015-MUP-15-008, PDS2015-ER-15-08-006, HGVS

Comments on Notice of Preparation

Dear Mr. Eichar:

Thank you for the opportunity to comment of the Notice Of Preparation for the EIR of the Harmony Grove Village South project ("HGVS" or "Project"). As a member of the Harmony Grove community, I am strongly opposed to the Project as depicted in the proposed Site Plan. Any Environmental Impact Report (EIR) created in relation to this Project should consider the following significant impacts that the Project, as it is currently conceived, will have on the community:

1. The current Plan does not provide sufficient means to evacuate the proposed number of residents in the event of a disaster. As you are likely aware, the Harmony Grove area is extremely vulnerable to fire. In 1997, the Del Dios fire, which burned 1,072 acres and destroyed two homes, ravaged the neighborhood. The property where my home currently stands was burned in that fire. In May 2014, a massive wild fire again passed through Harmony Grove. The Cocos fire, which blackened nearly 2,000 acres, destroyed more than 20 structures in Harmony Grove, including much of the Harmony Grove Spiritualist community (located approximately 0.25 miles from the proposed HGVS site). Indeed, in the past 20 years, the residents of Harmony Grove have been evacuated due to fire on numerous occasions, often more than once in a single year.

Because fire is an ever-present danger in Harmony Grove, it is essential that any proposed construction be scrutinized to determine whether it will threaten the ability of residents to safely evacuate the area. Currently, the Site Plan proposes 453 dwellings in 229 structures. All of these additional residents, as well as the current residents, would be required to evacuate in the same direction using Country Club Dr., a single lane, country road. There is a high likelihood that the proposed project will increase the risk of injury or death to Harmony Grove residents, by making it impossible for all residents to evacuate in a timely fashion in the event of a fire. Therefore, any EIR should address the impact this Project will have on the ability of residents to evacuate in the event of a disaster, including a calculation of the time required to evacuate the proposed number of

residents given the available egress. The EIR should also consider how residents will be evacuated if the sole egress becomes blocked.

2. The current plan proposes the construction of a storm drain in the southwest portion of the Project. This storm drain would alter the existing drainage patterns in the area, by draining water from HGVS on to my family's property at 2966 Cordrey Drive. The EIR should evaluate the impact that this will have not only on my family's parcel, but on the parcels to the west of us. Among the impacts that should be considered are the clear danger of flooding, erosion, damage to plants and other landscaping, drainage of pollutants from HGVS onto our property and any other impacts that may result from the storm drain. Obviously this will require an evaluation of the amount of water that will be drained onto our parcel.
3. The density of the Project is highly inconsistent with the character of our community. The proposed zoning changes which would permit this higher density housing must be assessed carefully.
4. The Project proposes the creation of a massive slope next to my family's property line. This would significantly impact the view from our property. Additionally, this slope would increase the risk of mudslides or landslides onto our property, which may result in property damage. Fire also tends to travel faster up a slope, with steeper slopes often resulting in faster moving fires. Therefore, the proposed slope will increase the risk of fire damage to the surrounding area. These impacts should be examined in the EIR.

Thank you for taking the time to consider my concerns. If you have any questions about this letter, please feel free to contact me by telephone at (760) 213-5008 or by email at jdummer@rkglawyers.com.

Sincerely,



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